



**REGULAR MEETING AGENDA**  
125 E. College Street, Covina, California  
Council Chamber of City Hall  
**Tuesday, June 15, 2021**

**IMPORTANT NOTICE**

*This meeting is being conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. In accordance with the Executive Order N-29-20, the Council Chamber will be closed to the public. As always, the public may view the meeting live on the City's website at [www.covinaca.gov](http://www.covinaca.gov) or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.*

*Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at [cityclerk@covinaca.gov](mailto:cityclerk@covinaca.gov) or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA  
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING  
AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—CLOSED SESSION  
6:30 PM**

**CALL TO ORDER**

**ROLL/CALL**

Council/Agency/Authority Members: Walter Allen, III, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Patricia Cortez, and Mayor/Chair Jorge A. Marquez

**PUBLIC COMMENTS**

*For those wishing to make public comments on closed session items please submit your comments by email to [cityclerk@covinaca.gov](mailto:cityclerk@covinaca.gov) by 6:00 p.m., Tuesday, June 15, 2021. Please enter "PUBLIC COMMENT*

*– Closed Session” in the subject line. Public Comments will be forwarded to Council for review prior to the meeting. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.*

## **CLOSED SESSION**

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to closed session for the following:

**A. Government Code § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS:**

Agency Designated Anita Agramonte, Administrative Services Director  
Representatives: Suzanne Stone, Human Resources Manager

Employee Organizations: American Federation of State, County and Municipal Employees (AFSCME); Police Association of Covina (PAC); Police Management Group (PMG); and Police Supervisors of Covina (PSC)

**B. Government Code § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS:**

Agency Designated Anita Agramonte, Administrative Services Director  
Representatives: Suzanne Stone, Human Resources Manager

Unrepresented Employees: Mid-Management, Supervisory and Professional, and Confidential and technical Employees; and Executive Employees (excluding the City Manager)

## **RECESS**

**CITY COUNCIL/SUCCESSOR AGENCY TO THE COVINA  
REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING  
AUTHORITY/COVINA HOUSING AUTHORITY  
JOINT MEETING—OPEN SESSION  
7:30 PM**

## **RECONVENE AND CALL TO ORDER**

### **ROLL CALL**

Council/Agency/Authority Members: Walter Allen, III, John C. King, Victor Linares, Mayor Pro Tem/Vice-Chair Patricia Cortez, and Mayor/Chair Jorge A. Marquez

### **PLEDGE OF ALLEGIANCE**

Led by Councilmember Linares

## INVOCATION

Given by Covina Police Chaplain Ron Butler

## PRESENTATIONS - NONE.

## PUBLIC COMMENTS

*For those wishing to make public comments on non-agenda and agenda items you may submit comments via email or by phone.*

*Email: Please submit your comments to [cityclerk@covina.gov](mailto:cityclerk@covina.gov) by 6:00 p.m., Tuesday, June 15, 2021. Please enter "PUBLIC COMMENT" (and the agenda item number if applicable) in the subject line. Public Comments will be forwarded to Council for review prior to the meeting.*

*Phone: For comments on non-agenda items please provide your name and number to [cityclerk@covina.gov](mailto:cityclerk@covina.gov) or 626-384-5430 by 6:00 p.m., Tuesday, June 15, 2021. For comments on agenda items please provide your name and number by the close of the comment period for the specific agenda item you wish to provide comment on. Please enter "PUBLIC COMMENT" (and the agenda item number if applicable) in the subject line. Staff will call you at the appropriate time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Mayor/Chairperson amends the time limit.*

## COUNCIL/AGENCY/AUTHORITY COMMENTS

*Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.*

## CITY MANAGER COMMENTS

## CONSENT CALENDAR

*All matters listed under consent calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.*

### CC 1. Minutes

#### **Staff Recommendation:**

Approve the Minutes of the June 1, 2021, Regular Meeting of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.

2021 06 01 Minutes CC DRAFT

### CC 2. Payment of Demands

#### **Staff Recommendation:**

Approve Payment of Demands in the amount of \$2,557,558.80.

Agenda Report - Payment of Demands May 14 - 27, 2021 - Pdf

### CC 3. Monthly Investment Report of the Treasurer to the City Council and Successor Agency to the Covina Redevelopment Agency for May 2021

**Staff Recommendation:**

Receive and File.

Agenda Report - Monthly Investment Report Ended May 31, 2021 - Pdf

- CC 4. Resolution CC 2021-67 Setting the City's Sewer Service Rates for Residential and Non-Residential Customers, for Fiscal Year 2021-2022 and Fiscal Year 2022-2023, and Directing that Said Sewer Service Rates be Placed on the Los Angeles County Property Tax Roll

**Staff Recommendation:**

Adopt **Resolution CC 2021-67** setting the City's Sewer Service Rates for residential and non-residential customers, for fiscal year 2021-2022 and fiscal year 2022-2023, and directing the Sewer Service Rates to be placed on the Los Angeles County Property Tax Roll.

Agenda Report - Resolution CC 2021-67 Sewer Rates FY 2021-2022 and FY 2022-2023 - Pdf

- CC 5. Landscape Median Rehabilitation Project – Badillo Street Frontage Road from Grand Avenue to De Lay Avenue - Final Acceptance and Filing Notice of Completion

**Staff Recommendation:**

1. Accept the work performed by Greentech Landscape, Inc. and
2. Authorize the City Clerk to file a Notice of Completion for the Landscape Median Rehabilitation Project - Badillo Street Frontage Road from Grand Avenue to De Lay Avenue.

Agenda Report - Landscape Median Rehab Project – Badillo St Frontage Rd from Grand to De Lay - NOC - Pdf

- CC 6. City Wide Street Rehabilitation Project – Alley Repairs - Final Acceptance and Filing Notice of Completion

**Staff Recommendation:**

1. Accept the work performed by G.M. Sager Construction, Co. Inc.; and
2. Authorize the City Clerk to file a Notice of Completion for the City Wide Street Rehabilitation Project - Alley Repairs.

Agenda Report - City Wide Street Rehab Project – Alley Repairs - NOC - Pdf

- CC 7. Sewer Line Installation Project – Zone 10 - Final Acceptance and Filing Notice of Completion

**Staff Recommendation:**

1. Accept the work performed by GRBCON, Inc.
2. Authorize the City Clerk to file a Notice of Completion for the Sewer Line Installation Project – Zone 10.

Agenda Report - NOC - Sewer Line Installation Project – Zone 10 - GRBCON - Pdf

- CC 8. Renewal of Professional Services Agreements for Case Management and Nutrition Program Services with YWCA of San Gabriel Valley

**Staff Recommendation:**

Approve renewal of Professional Services Agreements for Case Management and Nutrition Program Services with YWCA of San Gabriel Valley effective July 1, 2021 through June 30, 2024 and authorize City Manager to execute the Agreements.

[Agenda Report - 2021-2024 YWCA Case Management & Nutrition Agreements - Pdf](#)

- CC 9. Agreement between All City Management Services, Inc. and the City of Covina for School Crossing Guard Services

**Staff Recommendation:**

Approve the agreement between All City Management Services, Inc., and the City of Covina for school crossing guard services for fiscal year 2021-22; and authorize the City Manager to execute the agreement.

[Agenda Report - All City Management Services Agreement 2021-22 - Pdf](#)

- CC 10. Amendment No. 1 to the Agreement with Inter-Con Security Systems Inc., to Extend Parking Enforcement Services

**Staff Recommendation:**

Approve Amendment No. 1 to the agreement with Inter-Con Security Systems Inc., to extend parking enforcement services; and authorize the City Manager or his designee to execute the amendment.

[Agenda Report - Inter-Con Security Systems Amendment No. 1 - Pdf](#)

- CC 11. Third Amendment to the Agreement between MRH & Associates LLC and the City of Covina

**Staff Recommendation:**

Approve the Third Amendment to the agreement between MRH & Associates LLC and the City of Covina and authorize the City Manager to execute the amendment.

[Agenda Report - MRH & Associates Third Amendment - Pdf](#)

- CC 12. Inland Valley Humane Society & S.P.C.A. Animal Services Agreement

**Staff Recommendation:**

Authorize the City Manager or designee to execute a two-year agreement with Inland Valley Humane Society and S.P.C.A. (IVHS), for animal shelter and animal control services, effective July 1, 2021, in the amount not to exceed \$720,000, plus Consumer Price Index (CPI) annual adjustment, with automatic renewal for two (2) additional two-year agreements until terminated or modified.

[Agenda Report - IVHS Animal Shelter & Control Services Agreement - Pdf](#)

- CC 13. Adopt Resolution CC 2021-63 Approving Participation in the Second Year of the Los Angeles Urban County Permanent Local Housing Allocation Program, and Considering Funding-Related Allocation

**Staff Recommendation:**

1. Adopt **Resolution CC 2021-63** approving participation in the Second Year of the Los Angeles Urban County Permanent Local Housing Allocation Program, specifying use of PLHA funds, and amending the FY 2021-2022 Community Development Budget; and
2. Authorize the City Manager or his designee to execute the participating agreement and related documents.

[Agenda Report - Resolution CC 2021-63 2nd LA Urban County Permanent Local Housing Allocation Program - Pdf](#)

- CC 14. Exchange Agreement and Escrow Instructions between Covina Blvd., LLC and the City of Covina for the Exchange Located at 601 E. San Bernardino Road and 155 E. Covina Boulevard Respectively

**Staff Recommendation:**

Authorize the City Manager to execute the Exchange Agreement and Escrow Instructions (EA) between Covina Blvd., LLC and the City of Covina for the exchange located at 601 E. San Bernardino Road and 155 E. Covina Boulevard respectively.

[Agenda Report - Exchange Agreement & Escrow Instructions - Covina Blvd LLC - 601 E. San Bernardino Rd & 155 E. Covina Blvd - Pdf](#)

- CC 15. Approve a Professional Services Agreement with Liebert Cassidy Whitmore for Legal Services

**Staff Recommendation:**

Approve a four (4) year professional services agreement between Liebert Cassidy Whitmore PLC and the City of Covina for legal services and authorize the City Manager to execute the agreement.

[Agenda Report - Liebert Cassidy Whitmore PSA - Pdf](#)

## **PUBLIC HEARINGS**

- PH 1. 2020 Urban Water Management Plan and Consideration of Adoption of Resolution CC 2021-69 for the 2020 Urban Water Management Plan**

**Staff Recommendation:**

1. Conduct public hearing and consider all testimony that may be forthcoming;
2. Following the public hearing, consider adoption of the 2020 Urban Water Management Plan by **Resolution CC 2021-69** and incorporating any changes the City Council deems necessary; and
3. Authorize the City Manager to file the 2020 Urban Water Management Plan with the State of California Department of Water Resources within 30 days of adoption.

[Agenda Report - Resolution CC 2021-69 2020 Urban Water Management Plan - Pdf](#)

**PH 2. Adopt Resolution Ordering the Annexation of Territories to City of Covina Landscape Maintenance District No. 1, Confirming a Diagram and Assessment, Ordering the Improvements, and the Levy and Collection of Assessments within such Territories for Fiscal Year 2021-22**

**Staff Recommendation:**

1. Conduct a public hearing and consider all testimony that may be forthcoming; and
2. Adopt **Resolution CC 2021-70** Ordering the Annexation of Territories to City of Covina Landscape Maintenance District No. 1, Confirming a Diagram and Assessment, Ordering the Improvements, and the Levy and Collection of Assessments within such Territories for Fiscal Year 2021-22.

Agenda Report - Resolution CC 2021-70 Landscape Maintenance District No. 1 FY 2021-22 - Pdf

**PH 3. Adopt Resolution Ordering the Annexation of Territory to City of Covina Lighting District No. 1978-79, Confirming a Diagram and Assessment, Ordering the Improvements, and the Levy and Collection of Assessments within such Territory for Fiscal Year 2021-22**

**Staff Recommendation:**

1. Conduct a public hearing and consider all testimony that may be forthcoming; and
2. Adopt **Resolution CC 2021-71** Ordering the Annexation of Territory to City of Covina Lighting District No. 1978-79, Confirming a Diagram and Assessment, Ordering the Improvements, and the Levy and Collection of Assessments within such Territory for Fiscal Year 2021-22.

Agenda Report - Resolution CC 2021-71 Lighting District FY 21-22 - Pdf

**PH 4. Consideration of Resolutions CC 2021-64, CC 2021-65 and CC 2021-66, Authorizing Annexation of Territory to City of Covina Community Facilities District No. 2007-1 (Public Services) (Annexation No. 28), and to Call and Hold a Special Election (1060 W. San Bernardino Road, 1103 W. Badillo Street, and 1111 W. Badillo Street, Covina)**

**Staff Recommendation:**

1. City Council to open the public hearing and consider public testimony and close the public hearing; and
2. Adopt **Resolution CC 2021-64**, authorizing the annexation of territory to Community Facilities District No. 2007-1 (Annexation No. 28) and authorizing the levy of a special tax and submitting the levy of tax to the qualified electors; and
3. Adopt **Resolution CC 2021-65**, calling a special election and submitting to the voters of Annexation No. 28 of City of Covina Community Facilities District No. 2007-1 (Public Services), propositions regarding the annual levy of special taxes within Annexation No. 28 to finance public services, and the establishment of an appropriations limit; and

4. Adopt **Resolution CC 2021-66**, making certain findings, certifying the results of an election and adding property to Community Facilities District No. 2007-1 (Public Services), Annexation No. 28.

Agenda Report - Resolutions CC 2021-64, 65 and 66 CFD Annexation 28 -1060 W. San Bernardino Rd, 1103 W. Badillo St, and 1111 W. Badillo St - Pdf

- PH 5. Resolution CC 2021-68 Approving Vesting Tentative Tract Map No. 83178 and Site Plan Review (SPR) 20-034, to Redevelop an Existing Light Industrial Site to Allow the Construction of a 151-Unit, Three Story, High Density Multi-Family Residential / Transit Oriented Development (TOD), and Associated Site Improvements, on an Approximately 5.9-Acre Site, Generally Located at 707 N. Barranca Avenue (APN 8430-015-018)**

**Staff Recommendation:**

Adopt **Resolution CC 2021-68** approving Vesting Tentative Tract Map 83178 to subdivide a 9.5-acre site into 151 “for sale” multi-family condominium townhome units within 24 three-story buildings, and approving Site Plan Review 20-34 for the development of 151 “for sale” multi-family condominium townhome units, within the Covina Town Center Specific Plan (CTCSP) Transit Oriented Development/High Density Residential (TOD/HDR) zone, located at 707 North Barranca Avenue.

Agenda Report - Resolution CC 2021-68 Approving VTTM No. 83178 and SPR 20-034 - 707 N Barranca - Pdf

**CONTINUED BUSINESS - NONE.**

**NEW BUSINESS**

- NB 1. Discussion and Consideration of Resolution CC 2021-72, A Resolution Expressing Support for Actions to Further Strengthen Local Control as Related to Local Zoning and Housing Issues**

**Staff Recommendation:**

That the City Council discuss the proposed resolution and provide further direction to staff.

Agenda Report - Resolution CC 2021-72 Support for Local Control for Local Zoning & Housing Issues - Pdf

**ADJOURNMENT**

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for Tuesday, July 6, 2021 at 6:30 p.m. for closed session and at 7:30 p.m. for open session inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Covina City Clerk's Office does hereby declare that, in accordance with California Government Code Section 54954.2(a), the agenda for the Tuesday, June 15, 2021, meeting was posted on June 10, 2021, on the City's website and near the front entrances of: Covina City Hall, 125 East College Street, Covina; and the Covina Public Library, 234 N. Second Avenue, Covina.



If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.

MATERIALS RELATED TO AN ITEM ON THIS AGENDA, AND SUBMITTED TO THE CITY COUNCIL AFTER PUBLICATION OF THE AGENDA, ARE AVAILABLE TO THE PUBLIC IN THE CITY CLERK'S OFFICE AT 125 E. COLLEGE STREET, COVINA.